

~~FILED~~

## UNITED STATES DISTRICT COURT

Western for the Oklahoma  
Western District of OklahomaCARMELITA REEDER SHINN, CLERK  
U.S. DIST. COURT, WESTERN DIST. OKLA.  
BY *KM*, DEPUTY

FEB 14 2022

JD

Case No. *CIV 22 131*

(to be filled in by the Clerk's Office)

The Audrey Maxwell

## Plaintiff(s)

(Write the full name of each plaintiff who is filing this complaint. If the names of all the plaintiffs cannot fit in the space above, please write "see attached" in the space and attach an additional page with the full list of names.)

-v-

Nova Property  
Coffee Creek Apartments

## Defendant(s)

(Write the full name of each defendant who is being sued. If the names of all the defendants cannot fit in the space above, please write "see attached" in the space and attach an additional page with the full list of names.)

Jury Trial: (check one)  Yes  No

## COMPLAINT FOR A CIVIL CASE

## I. The Parties to This Complaint

## A. The Plaintiff(s)

Provide the information below for each plaintiff named in the complaint. Attach additional pages if needed.

Name

Street Address

City and County

State and Zip Code

Telephone Number

E-mail Address

*The Audrey Maxwell*  
*501 W 15<sup>th</sup> St Apt 122*  
*Edmond, OK*  
*OK 73013*  
*(204) 707 0329*  
*reaudreymaxwell@gmail.com*

## B. The Defendant(s)

Provide the information below for each defendant named in the complaint, whether the defendant is an individual, a government agency, an organization, or a corporation. For an individual defendant, include the person's job or title (*if known*). Attach additional pages if needed.

## Defendant No. 1

Name  
 Job or Title (*if known*)  
 Street Address  
 City and County  
 State and Zip Code  
 Telephone Number  
 E-mail Address (*if known*)

Coffee Creek Apartments

501 W 15th St  
Edmond, OK  
OK 73013  
(405) 341 5729

## Defendant No. 2

Name  
 Job or Title (*if known*)  
 Street Address  
 City and County  
 State and Zip Code  
 Telephone Number  
 E-mail Address (*if known*)

New Property

4 Ne 10th st #473  
Oklahoma Oklahoma  
Oklahoma 73104  
(405) 702-0310

## Defendant No. 3

Name  
 Job or Title (*if known*)  
 Street Address  
 City and County  
 State and Zip Code  
 Telephone Number  
 E-mail Address (*if known*)

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

## Defendant No. 4

Name  
 Job or Title (*if known*)  
 Street Address  
 City and County  
 State and Zip Code  
 Telephone Number  
 E-mail Address (*if known*)

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**II. Basis for Jurisdiction**

Federal courts are courts of limited jurisdiction (limited power). Generally, only two types of cases can be heard in federal court: cases involving a federal question and cases involving diversity of citizenship of the parties. Under 28 U.S.C. § 1331, a case arising under the United States Constitution or federal laws or treaties is a federal question case. Under 28 U.S.C. § 1332, a case in which a citizen of one State sues a citizen of another State or nation and the amount at stake is more than \$75,000 is a diversity of citizenship case. In a diversity of citizenship case, no defendant may be a citizen of the same State as any plaintiff.

What is the basis for federal court jurisdiction? (check all that apply)



Federal question



Diversity of citizenship

Fill out the paragraphs in this section that apply to this case.

**A. If the Basis for Jurisdiction Is a Federal Question**

List the specific federal statutes, federal treaties, and/or provisions of the United States Constitution that are at issue in this case. 360, 440, 443 Breach of contract

**B. If the Basis for Jurisdiction Is Diversity of Citizenship**

## 1. The Plaintiff(s)

## a. If the plaintiff is an individual

The plaintiff, (name) The Audrey Maxwell, is a citizen of the State of (name) Oklahoma.

## b. If the plaintiff is a corporation

The plaintiff, (name) \_\_\_\_\_, is incorporated under the laws of the State of (name) \_\_\_\_\_, and has its principal place of business in the State of (name) \_\_\_\_\_.

(If more than one plaintiff is named in the complaint, attach an additional page providing the same information for each additional plaintiff.)

## 2. The Defendant(s)

## a. If the defendant is an individual

The defendant, (name) \_\_\_\_\_, is a citizen of the State of (name) \_\_\_\_\_. Or is a citizen of (foreign nation) \_\_\_\_\_.

## b. If the defendant is a corporation

The defendant, (name) Coffee Creek, is incorporated under the laws of the State of (name) Oklahoma, and has its principal place of business in the State of (name) Oklahoma. Or is incorporated under the laws of (foreign nation) Nova property, and has its principal place of business in (name) Oklahoma.

*(If more than one defendant is named in the complaint, attach an additional page providing the same information for each additional defendant.)*

## 3. The Amount in Controversy

The amount in controversy—the amount the plaintiff claims the defendant owes or the amount at stake—is more than \$75,000, not counting interest and costs of court, because (explain):

*what ever*

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III. Statement of Claim

Write a short and plain statement of the claim. Do not make legal arguments. State as briefly as possible the facts showing that each plaintiff is entitled to the damages or other relief sought. State how each defendant was involved and what each defendant did that caused the plaintiff harm or violated the plaintiff's rights, including the dates and places of that involvement or conduct. If more than one claim is asserted, number each claim and write a short and plain statement of each claim in a separate paragraph. Attach additional pages if needed.

## IV.

*Walking up stairs and stairs collapse and I fell thru  
Coffee Creek Office was notified immediately*

## Relief

State briefly and precisely what damages or other relief the plaintiff asks the court to order. Do not make legal arguments. Include any basis for claiming that the wrongs alleged are continuing at the present time. Include the amounts of any actual damages claimed for the acts alleged and the basis for these amounts. Include any punitive or exemplary damages claimed, the amounts, and the reasons you claim you are entitled to actual or punitive money damages.

*Asking \$350,000 dollars for negligent  
breach of contract and failure to provide a safe  
place for resident and children"1" seeking past and  
future medical Bills"2" pain and suffering*

**V. Certification and Closing**

Under Federal Rule of Civil Procedure 11, by signing below, I certify to the best of my knowledge, information, and belief that this complaint: (1) is not being presented for an improper purpose, such as to harass, cause unnecessary delay, or needlessly increase the cost of litigation; (2) is supported by existing law or by a nonfrivolous argument for extending, modifying, or reversing existing law; (3) the factual contentions have evidentiary support or, if specifically so identified, will likely have evidentiary support after a reasonable opportunity for further investigation or discovery; and (4) the complaint otherwise complies with the requirements of Rule 11.

**A. For Parties Without an Attorney**

I agree to provide the Clerk's Office with any changes to my address where case-related papers may be served. I understand that my failure to keep a current address on file with the Clerk's Office may result in the dismissal of my case.

Date of signing: 2-14-2022

Signature of Plaintiff



Printed Name of Plaintiff

**B. For Attorneys**

Date of signing: \_\_\_\_\_

Signature of Attorney

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Printed Name of Attorney

---

Bar Number

---

Name of Law Firm

---

Street Address

---

State and Zip Code

---

Telephone Number

---

E-mail Address

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*Pro Se Litigant's Certificate of Service*



I hereby certify that on (date) \_\_\_\_\_, I filed the attached document with the Clerk of Court. Based on the records currently on file in this case, the Clerk of Court will transmit a Notice of Electronic Filing to those registered participants of the Electronic Case Filing System.



I hereby certify that on (date) 2-14-2022, I filed the attached document with the Clerk of Court and served the attached document by (service method)

Certified return receipt \_\_\_\_\_ on the following, who are

not registered participants of the Electronic Case Filing System: (insert names and addresses)

*Coffee Creek Apartment  
501 W 15th St  
Edmond, OK 73103*

*#7021 1970 000011832422*

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Signature